

**CITY OF MAPLE VALLEY, WASHINGTON
ORDINANCE NO. O-20-711**

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY,
WASHINGTON, TO EXTEND INTERIM REGULATIONS
RELATED TO MULTI-FAMILY DWELLINGS IN THE TOWN
CENTER AND COMMUNITY BUSINESS ZONES FOR A PERIOD
OF SIX MONTHS, PROVIDING FOR EFFECTIVE DATE,
HEARING AND SEVERABILITY.**

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six month intervals thereafter; and

WHEREAS, the City of Maple Valley enacted an interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on November 27, 2017 for a period of six months by way of ordinance O-17-634; and

WHEREAS, the City of Maple Valley extended the interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on May 14, 2018 for an additional period of six months by way of ordinance O-17-642; and

WHEREAS, the City of Maple Valley extended the interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on November 13, 2018 for an additional period of six months by way of ordinance O-18-653; and

WHEREAS, the City of Maple Valley extended the interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on May 13, 2019 for an additional period of six months by way of ordinance O-19-666; and

WHEREAS, the City of Maple Valley Planning Commission has been diligently working toward the consideration and subsequent recommendations for multi-family dwellings in the Town Center and Community Business zones; and

WHEREAS, the City of Maple Valley Planning Commission has provided a recommendation to City Council; and

WHEREAS, on July 22, 2019, the City Council held a study session in which they considered the recommendation of the Planning Commission concerning multi-family dwellings in the Town Center and Community Business zones; and

WHEREAS, on September 18, 2019, the Planning Commission held a public hearing on the interim zoning regulations; and

WHEREAS, the City of Maple Valley extended the interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on November 12, 2019 for an additional period of six months by way of ordinance O-19-682; and

WHEREAS, the City of Maple Valley has continued work studying the effects of mixed use in commercial areas on traffic impacts; and

WHEREAS, the City of Maple Valley extended the interim zoning ordinance related to multi-family dwellings in the Town Center and Community Business zones on May 11, 2020 for an additional period of six months by way of ordinance O-19-696 limiting the number of mixed use permit applications to a total of no more than 75 units; and

WHEREAS, the City of Maple Valley Council reviewed the traffic impact data and concurred to return the review of multi-family dwellings in the Town Center and Community Business zones to the Planning Commission; and

WHEREAS, on July 1, 2020, the Planning Commission held a public hearing on the interim zoning regulations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Effective Period of Interim Development Regulations. This ordinance code shall be effective immediately and shall continue in effect for a period of six months, until May 9, 2021, unless earlier repealed, renewed, or modified by the City Council as provided by State law.

Section 2. Hearing. In accordance with the requirements of State law, a public hearing on these interim regulations will be held within 60 days of adoption of interim regulations.

Section 3. Severability. If any section, sentence, or phrase of this ordinance should be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, or phrase of this ordinance.

ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THIS 9th DAY OF NOVEMBER 2020.

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: November 27, 2020

Effective Date: December 2, 2020